



Notice of Intent to Adopt a Mitigated Negative Declaration

Date: December 15, 2022 **Document Type:** (Mitigated) Negative Declaration

Project Title: 3808 Faraday Avenue Project

Project File No.: Planning Application #22-48

Project Location - Specific: 3808 Faraday Avenue, Davis (APN: 071-411-009)

Project Location - City: Davis

Project Location - County: Yolo

Project Description:

The proposed project would construct one single-story concrete tilt-up building, totaling approximately 107,612 square feet of manufacturing space on a 7.81-acre undeveloped site within the City of Davis. The back of the building, along the building's northern side, would contain 2-4 dock doors and 2-5 grade level overhead doors to accommodate the proposed biotech/advanced manufacturing tenant base. Site improvements include grading, tree removal, drainage, stormwater, utilities, parking, landscaping, and other related improvements.

The project is being designed to accommodate a life science, biotech, or advanced manufacturing tenant. Ownership of the project site is currently in negotiation with a local Davis tenant who is expanding facility needs within the City of Davis. The applicant of the proposed project has designed a site plan (Option A) that would accommodate the expansion needs of the project owner. If negotiations fall through with the prospective tenant, project ownership still desires to build a substantially similar site plan and facility (Option B) on a speculative basis. The project applicant is seeking approval of both site plans within the entitlement effort to provide flexibility for future construction.

Development of the project would require abandonment/vacation of a portion of right-of-way (ROW) of Faraday Avenue, both the currently existing cul-de-sac and the planned future extension to the east. As a part of this abandonment/vacation of the ROW, the project proposes to pull back and reconstruct the existing Faraday Avenue cul-de-sac west of its current location and incorporate a portion of the abandoned ROW into the proposed site plan. This would result in an increase of the project site to approximately 8.83 acres. There are existing public utilities within the ROW, which would remain in place, and would be covered with dedication of a Public Utility Easement(s). A reciprocal access easement/agreement would be recorded on both the project parcel, and the parcel directly north, and secondary access to that business would be maintained. Upon project development, there will be no access to parcels east of the project parcel via Faraday Avenue.

Lead Agency: City of Davis, Department of Community Development and Sustainability

Lead Agency – Contact Person: Eric Lee, Planner; 530-757-5610; elee@cityofdavis.org;

Address where document may be obtained:

Agency Name: City of Davis, Dept. of Community Development & Sustainability

Street Address: 23 Russell Boulevard, Suite 2

City/State/Zip: Davis CA 95616

The document is also available online at: [3808 Faraday Avenue | City of Davis, CA.](#)

Environmental Determination:

An Initial Study analyzing potential environmental impacts has been conducted for the project and a Mitigated Negative Declaration prepared pursuant CEQA requirements. The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project as mitigated may have a significant effect on the environment.

Public Notice & Comments:

Notice is hereby given that the City of Davis has prepared an Initial Study and intends to adopt a (Mitigated) Negative Declaration for the project in a public hearing. Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing. Persons with questions regarding this item or to confirm the meeting date may contact the project planner, Eric Lee at: 530-757-5610 ext. 7237; or via email at: elee@cityofdavis.org.

30-Day Public Review Period:

Begins – December 19, 2022 *Ends* – January 19, 2023

Public Meeting(s):

Planning Commission Date: To be determined. Noticing will be provided in accordance with city requirements.

Availability of Documents:

The Initial Study is available for review on the project webpage above or at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available online for the Planning Commission's at: <https://www.cityofdavis.org/city-hall/commissions-and-committees/planning-commission/agendas>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may also be available by contacting the project planner.

Signature: 

Name: Eric Lee

Title: Senior Planner